

ADVANCE PLANNING

PURPOSE

Advance Planning is responsible for managing the City's vision for growth and development.. Staff in this section prepares, maintains, and implements the City's General Plan and oversees the Growth Management Program. This section serves as the City's primary interface with outside agencies in regard to regional and local long-range planning issues. This section is also responsible for the Departments' Sustainability and Habitat Preservation Programs.

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WORK PROGRAM ITEM A1

Major Project/Program Title: General Plan Update Implementation Program

Scope of Service:

With the adoption of the General Plan Update, the City Council directed that a detailed implementation program return to Council for action. The Implementation Program outlines all of the work to be undertaken by City departments to carry out the goals, objective and policies of the new General Plan. It also sets the stage for processes needed to maintain the General Plan. It will identify responsible parties for preparation of a number of studies and subsequent efforts, and provide a basis for discussing timing, schedules, and funding implications with Council. Chapter 11 of the General Plan Update describes the various aspects of GP implementation. Details of the Implementation Program, and any Council direction as to priorities, will allow us to refine and revisit our Work Program with the next budget cycle.

In addition, various implementation manuals, guidelines and Council or departmental policies will need to be completed to carry out the General Plan, consistent with the Implementation Program. One example is the preparation of new application and processing guidelines for General Plan Amendments. The list of involved products will be identified through the GPU Implementation Program and will result in a legislative agenda for the Planning Commission and City Council.

Council Strategic Themes:



Department Strategic Goals:

Achieve the General Plan Vision and Goals

Metrics for Success:

- Adoption of the Program in Fall 2006
- Completion/implementation of projects and strategies under the Program within timeframes identified by Council and through the next budget cycle

WORK PROGRAM ITEM A2

Program or Project Title: Otay Ranch Resource Management Plan (RMP) Implementation

Scope of Service:

The Otay Ranch Resource Management Plan (RMP) provides guidance for resource protection within Otay Ranch. The Otay Ranch Preserve is a hard-line preserve and includes 11,375 acres set aside as mitigation for impacts to sensitive resources resulting from Otay Ranch development. The Otay Ranch Preserve has been designed through a collaborative effort between the City and County of San Diego and will be managed specifically for protection and enhancement of multiple sensitive species present within Otay Ranch.

In March 1996, the City and County entered into a Joint Powers Agreement (JPA) to formalize the authority and the responsibilities between the two agencies for RMP implementation. The JPA establishes the Preserve Owner Manager (POM), which is responsible for all aspects of the preserve including maintenance, monitoring, education programs, enforcement, coordination with resource agencies and review of amendments, plans and studies. We will continue to be an active participant.

In addition, we are responsible for overseeing the monitoring and management of the City's RMP in order to ensure that the conservation levels anticipated in the Plan and Permit are maintained for the life of the agreements.

Council Strategic Themes:



Department Strategic Goals:

Achieve the General Plan Vision and Goals

Metrics for Success:

- 4,260 acres of open space have been conveyed and will be maintained and managed as permanent preserve
- 6,325 acres of open space will be conveyed into permanent preserve by 2010

WORK PROGRAM ITEM A3

Major Project/Program Title: Growth Management Program and Top-to-Bottom Review

Scope of Service:

Top to Bottom Review: Pursuant to Council action on the 2004 Growth Management Commission (GMOC) Annual Report, we worked with Economics and Planning Systems, Inc. (consultant) to completed a “top-to-bottom” review of the City’s various growth management provisions. In June 2005, the initial outcomes and draft proposals from the comprehensive review were presented to both the GMOC and the Council who provided direction for completion. As an outgrowth of that direction, we prepared a General Plan Growth Management Element, which was adopted by Council in December 2005 as part of the comprehensive General Plan update. We are now proceeding with preparation of the implementing tools including a new Growth Management Guidelines document, a revamped Growth Management Ordinance and select amendments to the Threshold Standards. The document will be brought to City Council for final adoption.

Growth Management Program: Initially established in 1986 and eventually codified, the City’s growth management program consists of a series of 11 quality of life facility and service Threshold Standards. Under the program and ordinance new development projects within the City must comply with the Threshold Standards. The Standards have been integrated into the City’s development review process and local CEQA environmental guidelines. In addition, a nine member Growth Management Oversight Commission (GMOC), appointed by City Council, conducts a mandatory annual Threshold Standards compliance review. We provide technical support and guidance to the development review process and the GMOC’s activities.

Council Strategic Themes:



Department Strategic Goals:

- Communicate Clearly, Fairly and Professionally
- Achieve the General Plan Vision and Goals

Metrics for Success:

- Adoption of new Growth Management Ordinance and Guidelines by Summer 2006
- Avoid development moratoria.
- 80% positive community feedback ratings on surveys regarding quality of life, and facility and service provision.
- Development of a comprehensive facility and service improvement strategy and funding mechanisms for WCV by 2007.

WORK PROGRAM ITEM A4

Major Project/Program Title: West Side Specific Plans and Other Pending General Plan Amendments

Scope of Service:

West Side Specific Plans - The recently adopted General Plan Update calls for the preparation of specific plans for several key areas in Southwest Chula Vista. While serving as the legally required zoning mechanism to implement the new General Plan vision, these Plans will also provide the comprehensive, coordinated design and regulatory guidance needed to bring about successful revitalization and redevelopment in each of these key focus areas including: 1) the Palomar Gateway; 2) Main Street; 2) West Fairfield; 4) South Broadway; and 5) the Southwest Town Center along Third Avenue. Prior to embarking on any individual Plan, we will be preparing an overall strategy for addressing the multitude of community issues that the planning efforts will effect Preparation of the Strategy and ultimately the Specific Plans will require participation from the Development Planning Section, and other City Departments including Community Development, Engineering, Public Works and Recreation.

One example of the importance of completing these Plans is the pending sale of the Nelson Trust property that would result in approximately 60 acres southwest of Main Street and Beyer Way, and adjacent to the Otay Valley Regional Park (OVRP), being available for master planning per General Plan land uses. In addition to potential job producing light industrial uses, the site is also designated for a community park of approximately 20 acres. As such, the site presents one of the only opportunities to provide much needed park and recreation facilities to serve southwest Chula Vista, and to serve as the key staging area and entry point into the OVRP.

General Plan Amendments: Also pending in several areas are General Plan amendments including portions of the Otay Ranch deferred by Council during its action on the General Plan Update, the Lower Sweetwater area, and several properties held by the Sweetwater Union High School District.

Council Strategic Themes:



Department Strategic Goals:

- Achieve the General Plan Vision and Goals.
- Ensure a Safe, Sustainable and Quality Community

Metrics for Success:

- Adoption of Westside Specific Plan Framework by end of 2006
- Adoption of a least one Specific Plan within the Southwest Area by the end of 2010.

WORK PROGRAM ITEM A5

Major Project/Program Title: Parks Master Plan

Scope of Service:

This project involves coordination with the Recreation Department on review and input into the preparation of a revised Parks Master Plan (PMP) for the city, with a focus on western Chula Vista. The PMP is necessary to create continuity between the General Plan and various implementing plans and programs including the Urban Core Specific Plan (UCSP), and the Growth Management program and Threshold Standards. This effort will also embody addressing the issue of suburban versus urban park standards, the relationship to parks requirements for urban redevelopment, and related funding considerations. The need for updates to the Parks Acquisition and Development (PAD) fee ordinance, and the Parks and Recreation Threshold Standard will likely result. Required coordination with other departments and stakeholders will be handled by the Recreation Department.

Council Strategic Themes:



Department Strategic Goals:

- Achieve the General Plan Vision and Goals.
- Ensure a Safe, Sustainable and Quality Community

Metrics for Success:

- Adopt the Parks Master Plan by Winter 2006
- An estimated amount of new urban plazas and other park sites in western Chula Vista will be dedicated and developed through this plan. Amount and timeframe TBD per the Parks Master Plan.

WORK PROGRAM ITEM A6

Major Project/Program Title: Housing Element Update

Scope of Service:

State law requires that the Housing Element of the General Plan be updated every five years. The current 2005-2010 Housing Element Update is underway, and we are actively engaged in several aspects of the effort.

Our role in this project includes:

- Completing the inventory of vacant and underutilized lands
- Furnishing other data base support re: demographic and land use information
- Participating in public workshops, forums and review sessions
- Reviewing and commenting on draft products
- Providing policy input to address issues and proposed programs
- Advising and coordinating environmental review efforts
- Recommendations to the Planning Commission

The Housing Element is also subject to review and certification by the California Department of Housing and Community Development. The review will likely generate additional informational needs and document revisions. Once the update is complete, we will also have a role in the programs designed to implement the updated Housing Element.

The Community Development Department is the team leader for this Work Program Item.

Council Strategic Themes:



Department Strategic Goals:

- Achieve the General Plan Vision and Goals.

Metrics for Success:

Refer to Community Development Department Strategic Plan

WORK PROGRAM ITEM A7

Major Project/Program Title: Trails and Bikeway Master Plans / Greenbelt Implementation

Scope of Service:

The need for a Citywide Trails Master Plan has been a topic of discussion for over 15 years, usually arising when a major project with a trails component needed to be reviewed for connectivity and continuity with any trails on its periphery. This has also included trail systems in neighboring jurisdictions, and coordination and connections with various bikeway master plans. Over the years, many trails and bikeways have been planned on a project-by-project basis, and along with completion of the Greenbelt Master Plan, have set the stage for enabling completion of a Trails Master Plan.

We will serve as a member of a team that would need to involve participants from Engineering, General Services, Public Works and the Recreation Departments. Completing the master plan would create clarity in the City's intent to establish an interconnected system both internal and external to the City, and would further planning efforts and implementation surrounding the Otay Valley Regional Park, the Bikeway Master Plan, Bayshore Bikeway, the Bayfront Master Plan, Greenbelt Master Plan, Otay Ranch Village Greenway, Regional Trails, and the Sweetwater Valley area.

In addition to participating as a City team member, we will continue to review and advise on development projects as they may affect implementation of any trails, bikeway, and/or Greenbelt system components. This includes contact and coordination with neighboring jurisdictions and assistance to Engineering with regard to related SANDAG committees.

Council Strategic Themes:



Department Strategic Goals:

- Achieve the General Plan Vision and Goals.

Metrics for Success:

- Adoption of the Trails Master Plan by Winter of 2008
- Miles of trails added to the City network, and miles of regional bikeway will be secured through the Trails and Bikeway master Plan. Amounts and timeframes TBD.
- Addition of XXX acres of Greenbelt by 2010
- Identify a management entity and funding for Greenbelt by 2010.

WORK PROGRAM ITEM A8

Major Project/Program Title: Otay Valley Regional Park Implementation

Scope of Service:

We serves as the City's point contact for Otay Valley Regional Park (OVRP) planning activities, and provide staff support for a number of activities for this on-going, multi-jurisdictional effort to establish the Otay Valley Regional Park. Roles and participation are formalized through a Joint Exercise of Powers Agreement (JEPA) between Chula Vista and the City and County of San Diego originally approved in 1990, and recently amended in March 2006. Our activities include support for four committees meeting on a regular basis, producing or reviewing reports related to the regional park, and coordinating with staff from the City of San Diego and the County of San Diego. This project also involves internal coordination with other city departments (Recreation, Public Works, Community Development, Police, and General Services), as well as with other sections of the Planning & Building Department.

The OVRP has been and will continue to be a project whose greatest fruits will be born over the longer-term. The Otay River Valley provides a tremendous scenic, environmental and potential recreational asset to the City. Its ultimate role in the overall revitalization of southwestern Chula Vista cannot be understated. Following is a list of major task and implementation programs:

- Staff Policy Committee, Executive Committee, Citizen Advisory Committee, Trails Subcommittee, and JEPA Joint Staff Committee.
- Coordinate on land acquisition priorities, funding, etc.
- Review and comment on trail construction and park improvement plans (I-5 to I-805
- Trail and improvement planning (I-805 to Upper and Lower Otay Reservoirs)
- Annual review, preparation of the OVRP Budget and City funding contributions
- Preparation of the Otay River Watershed Management Plan/SAMP (see Item A9)
- Preparation of the Western OVRP Natural Resource Management Plan
- Prepare OVRP Adjacent Development Guidelines and adopt zoning standards by 2008.

Council Strategic Themes:



Department Strategic Goals:

- Achieve the General Plan Vision and Goals
- Ensure a Safe, Sustainable and Quality Community

Metrics for Success:

- Acres of additional land acquired for the OVRP. TBD.
- Miles of trails planned and/or constructed. TBD.
- Park site, staging area and ranger station built by 2010.

WORK PROGRAM ITEM A9

Program or Project Title: Regional Watershed Planning

Scope of Service:

In a joint effort with the County of San Diego, the Cities of Imperial Beach and San Diego, and the San Diego Unified Port District, the City of Chula Vista has entered into a Joint Exercise of Powers Agreement for the development of a Watershed Management Plan (WMP) for the Otay River Watershed. Since April 2003, we have participated in regular meetings with the JEPA agencies in developing a watershed management plan which will provide guidance for land use development within the watershed and establish approaches to protecting, enhancing, and restoring the natural resources of the watershed. The WMP is a comprehensive planning document intended to identify critical areas and practices that need to be targeted for aquatic resource protection, pollution prevention, and flood control.

After the WMP has been adopted, we, together with the Engineering and General Services Departments, may use the plan as a tool for reviewing future projects. Where necessary and feasible, development projects within the watershed may be required to implement water quality improvement strategies and/or resource protection measures as recommended by the plan to ensure preservation and enhancement of the natural resources found in the watershed. After the WMP is completed, we will also be involved in a joint effort with the County to prepare a Special Area Management Plan (SAMP). The SAMP will serve as the regulatory document that guides development within the watershed and serves to implement regional watershed protection strategies. As a comprehensive plan that provides for resource protection while balancing reasonable economic growth with sensitive natural areas, the SAMP will be used to assist, and hopefully streamline, federal, state and local regulatory agency decisions on aquatic resource protection under the Clean Water Act and Fish and Game Code.

Council Strategic Themes:



Department Strategic Goals:

- Achieve the General Plan Vision and Goals

Metrics for Success:

- Approval of the SAMP by July 2008
- Reduction in cycle time for permitting processes saved for development. TBD per final SAMP
- Approval of Otay River WMP by July 2006

WORK PROGRAM ITEM A10

Program or Project Title: Sustainable Development

Scope of Service:

Chula Vista has been a leader nationally in efforts to conserve resources and reduce CO₂. We do so through our programs and policies that encourage “Smart growth” and “green” community and building design, air quality improvements, energy conservation, and water conservation. New policy adopted in the General Plan will inspire us to retain our leadership role. The State of California recently caught up with our Greenstar program in their new Title 24 requirements. To keep our leading edge we will reinvent Greenstar Building Efficiency Program and Air Quality Improvement Plan (AQIP) Guidelines. We anticipate partnering with the National Energy Center for Sustainable Community Design to evaluate such criteria as LEED building and neighborhood national standards for sustainable design or any others they introduce.

Our Water Conservation and Air Quality Improvement Programs currently involve ongoing implementation of the Water Conservation Plan (WCP) Guidelines and Air Quality Improvement Plans. Coordination of this program includes assistance to builders and developers participating in the programs, review of draft documents and monitoring project compliance. These programs are under continuous evaluation and improvement.

Council Strategic Themes:



Department Strategic Goals:

- Achieve the General Plan Vision and Goals
- Ensure a Safe, Sustainable, and Quality Community

Metrics for Success:

- Tons of pollution removed from air and water annually per AQIP and Non-Point Source Reduction Plans. TBD
- Gallons of water conserved annually TBD.
- Tons of CO₂ removed from atmosphere annually TBD.

WORK PROGRAM ITEM A11

Major Project/Program Title: H Street Corridor Study

Scope of Service:

As part of the General Plan Update, the City Council designated the H Street corridor between I-5 and Fourth Ave. as a “transit focused special study area”. The purpose of the study is to analyze and evaluate the appropriateness of plan changes that could result in mixed land uses, increased densities/intensities, and the potential for taller buildings along the corridor. The study is intended to respond to the evolving role of H Street as a major activity and transit corridor, and the primary gateway to both the Bayfront and Downtown Third Ave. areas. Along with evaluating increased densities/intensities and mixed- use opportunities, the study should evaluate building mass and aesthetic considerations, including appropriate transitions to adjacent stable neighborhoods.

It is anticipated that this will be an interdepartmental team effort. Our role is to make findings of consistency with the General Plan and technical recommendations to the Planning Commission on all planning matters.

The Community Development Department acts as team leader for the project.

Council Strategic Themes:



Department Strategic Goals:

- Achieve the General Plan Vision and Goals
- Ensure a Safe, Sustainable, and Quality Community

Metrics for Success:

Refer to Community Development Department Strategic Plan

- Retention and Growth of Scripps Hospital, a community asset
- Achievement of a dedicated transit corridor along H Street

WORK PROGRAM ITEM A12

Major Project/Program Title: Bayfront Redevelopment

Scope of Service:

We provide planning support for the Bayfront Redevelopment, as it requires General Plan Amendment, Local Coastal Program Amendment, Environmental Impact Report and any other planning entitlement. We make technical recommendations to the Planning Commission on these modifications. In addition, our environmental staff is participating as a member of the team assisting the San Diego Unified Port District in the preparation of the Bayfront EIR. Although the Port is the lead agency for this document, the City is taking an active role in preparation of the document including attendance at weekly team meeting, review of technical reports and review of working drafts of the EIR before it goes out for public review.

The City Manager's office acts as team leader for the project.

Council Strategic Themes:



Department Strategic Goals:

Achieve the General Plan Vision and Goals

Metrics for Success:

Per the Community Development Strategic Plan:

- Adopt General Plan Amendment by end of 2006
- Construct the first Bayfront redevelopment project by 2010
- Create additional quality public space along the waterfront by 2010

WORK PROGRAM ITEM A13

Major Project/Program Title: City Gateway Master Plans

Scope of Service:

This project includes the preparation of an overall, citywide design approach to the hierarchy of gateways, and a localized/tailored set of standards and design guidelines for each gateway as identified in the General Plan Update. Preparation of these plans will provide a coordinated approach and desired thematic elements for both street improvements and private development that will ensure that individual projects are directed in a manner which will achieve overall entry statement of exceptional quality. Coordination with other departments (Community Development and Engineering) and other agencies will be necessary to address key issues. Provisions for some of the gateways (such as E Street/I-5, H Street/I-5, and Palomar St/I-5) may be provided through related Specific Plans.

Council Strategic Themes:



Department Strategic Goals:

Achieve the General Plan Vision and Goals

Metrics for Success:

- Adopt a Master Plan for all major Gateways by 2010

WORK PROGRAM ITEM A14

Major Project/Program Title: Transportation Demand Management Program**Scope of Service:**

Using a combination of grant and developer mitigation funding, we have designed and implemented a pilot transportation demand management (TDM) program in eastern Chula Vista. The \$400,000 grant received from the San Diego Air Pollution Control District (APCD) provided the catalyst, with an additional City funding contribution. We developed this program in partnership with the APCD, San Diego Council of Governments (SANDAG) and Coach USA who is providing bus and shuttle services. Certain eastern Chula Vista master plan developers have also contributed funds for the program pursuant to conditions of approval on their projects. The purpose of the pilot program is to manage vehicular trips prior to the completion of SR125 through providing options to single occupancy vehicle commuting. Based on the success of the pilot, and potential continuing funding sources, it is hoped that TDM strategies and alternatives will continue. The program is designed to test several options, and now offers express bus and shuttle services, and incentives to commuters who carpool.

Development of the program, and related contracts are complete and the program is underway and will operate for an estimated two years. The work effort includes grant administration, implementation team lead, monitor activity, briefing for developers, participate in marketing and promotions, monitoring and evaluation, overall project management, and exploring future funding sources

Council Strategic Themes:**Department Strategic Goals:**

Ensure a Safe, Sustainable and Quality Community

Metrics for Success:

- Trip end reduction, amounts to be determined through program monitoring

WORK PROGRAM ITEM A15

Major Project/Program Title: Sphere of Influence Update Study

Scope of Service:

Pursuant to State law, the San Diego Local Agency Formation Commission (LAFCO) is required to periodically review the Sphere of Influence for local jurisdictions to determine the need for potential update. Many of the jurisdictions in the San Diego region have recently had Sphere reviews conducted by LAFCO. Chula Vista's Sphere was last reviewed and updated in 1996, and is due for study. In addition to this periodic review, there are also three related projects/efforts that would warrant/trigger Sphere revision including Village 13 of Otay Ranch (the "resort" parcel), West Fairfield, and the possible realignment of the City's boundary with National City along the Sweetwater River/SR 54 corridor. It is anticipated that any study initiated by LAFCO, or triggered by the consideration of one of these projects, would result in a Sphere update effort. The City Manager's office will lead this effort and we will also need partnership and support from the Engineering Department.

Council Strategic Themes:



Department Strategic Goals:

Achieve the General Plan Vision and Goals

Metrics for Success:

- Complete our Sphere of Influence Update by 2008
- Rancho Drive park site and adjacent property brought in sphere by 2008

WORK PROGRAM ITEM A16

Major Project/Program Title: Urban Core Specific Plan (UCSP)

Scope of Service:

Our staff will review and provide input as members of the Urban Core Specific Plan staff team to ensure consistency between the recently adopted General Plan Update and the UCSP which is designed to implement it. Areas of our responsibility include technical recommendations to the Planning Commission on General Plan consistency, new land use designations, mixed-use regulations, transit and transportation planning, and facility and service standards and strategies.

The Community Development Department acts as team leader for this project.

Council Strategic Themes:



Department Strategic Goals:

- Achieve the General Plan Vision and Goals
- Ensure a Safe, Sustainable and Quality Community

Metrics for Success:

Refer to Community Development Department Strategic Plan

WORK PROGRAM ITEM A17

Program or Project Title: Multiple Species Conservation Program (MSCP) Implementation

Scope of Service:

The Multiple Species Conservation Program (MSCO) Subarea Plan is a comprehensive, long term habitat conservation program intended to protect sensitive species against the potential impacts associated with development of both blueprint for habitat preservation identifying approximately 5,000 acres of the natural habitat to be designated as the City's Preserve.

The City's MSCP Subarea Plan also forms the basis for federal and state incidental "take" permits for 86 plant and animal species within the City. As of January 11, 2005, the United States Fish and Wildlife Service and the California Department of Fish and Game (Wildlife Agencies) issued the City of Chula Vista an Incidental "Take" Permit, which grants the City long-term authorization to "take" (or impact) certain Covered Species as allowed under the Endangered Species Act. By receiving the Incidental Take Permit, the City now has the authority to issue individual permits to landowners or other public or private entities that have demonstrated compliance with the City's MSCP Subarea Plan and accompanying documents (10(a)(1)(b) permit, Implementing Agreement, and Implementing Ordinances). We are responsible for assuring future projects incorporate the appropriate measures and provisions identified in the Subarea Plan prior to project approval.

In addition, we are responsible for overseeing the monitoring and management of the City's MSCP Preserve in order to ensure that the conservation levels anticipated in the Plan and Permit are maintained for the life of the permit (50 years). This includes preparation of MSCP Implementation Guidelines and comprehensive annual reporting on habitat loss and gain.

Council Strategic Themes:



Department Strategic Goals:

Ensure a Safe, Sustainable and Quality Community

Metrics for Success:

- Prepare MSCP Guideline by December 2006
- 4,260 acres of open space have been conveyed and will be maintained and managed as permanent preserve
- 6,325 acres of open space will be conveyed into permanent preserve by 2010
- Update Preserve Summary totals b February 2007

WORK PROGRAM ITEM A18

Program or Project Title: Other Preserve Management and Monitoring**Scope of Service:**

The Multiple Species Conservation Program and Otay Ranch Preserve currently includes open space land maintained by the City (Central City Preserve) as well as Irrevocable Offers of Dedication (IOD's), which in the near term are managed by the underlying property owner. In the long- term these IODs are intended to be turned over to the City and some other entity, as approved by the City, for monitoring and management. In addition, as "take" permits are issued by the City in accordance with the Subarea Plan, additional mitigation areas will also be designated that must be maintained for the life of the Subarea Plan.

In the coming year, we will be identifying a long-term manager for those areas of the Preserve not currently in an Open Space district. In addition, we will be reviewing Area Specific Management Directives (ASMDs) for all areas of the Preserve that do not have them currently. The ASMDs will clarify the level of monitoring and management that will occur in order to be in compliance with the Subarea Plan

Council Strategic Themes:**Department Strategic Goals:**

- Achieve the General Plan Vision and Goals
- Ensure a Safe, Sustainable and Quality Community

Metrics for Success:

- 4,260 acres of open space have been conveyed and will be maintained and managed as permanent preserve
- 6,325 acres of open space will be conveyed into permanent preserve by 2010
- Identify long-term manager for open space preserves currently outside open space districts and Otay Ranch preserves by 2010.

WORK PROGRAM ITEM A19

Program or Project Title: Mitigation Monitoring

Scope of Service:

Pursuant to State law, we are responsible for monitoring and tracking mitigation measures that are the outcome of Environmental Impact Reports and Mitigated Negative Declarations. We staff provide mitigation monitoring services for both private and public projects, after completion of the CEQA documents. The monitoring includes field inspections and interdepartmental coordination.

Council Strategic Themes:



Department Strategic Goals:

- Achieve the General Plan Vision and Goals
- Ensure a Safe, Sustainable and Quality Community

Metrics for Success:

Ongoing

WORK PROGRAM ITEM A20

Major Project/Program Title: Plan Consistency Review

Scope of Service:

Per Municipal Code, we are responsible for providing review and recommendations to the Planning Commission on development planning and community planning project applications with regard to compliance with the General Plan. Many legislative and discretionary entitlements (e.g. Zone changes, Use Permits) and the City's CIP and public projects and plans also require this legal finding of consistency.

Council Strategic Themes:



Department Strategic Goals:

Achieve the General Plan Vision and Goals

Metrics for Success:

Ongoing.

WORK PROGRAM ITEM A21

Major Project/Program Title: Review of Other Agency Plans and Regional Projects

Scope of Service:

The planning activities of surrounding jurisdictions have an ability to impact or influence the aspirations and plans of our City. An example is the Airport Authority Land Use Compatibility Plan (ALUCP) currently under review. Likewise there are many opportunities for partnership and leveraging resources when we work together with other jurisdictions on matters of common interest. The range of our cooperation and involvement includes both major regional initiatives as well as specific development projects that affect our City. It also includes our comments on draft plans prepared by other jurisdictions but within our sphere of influence and impact.

Council Strategic Themes:



Department Strategic Goals:

- Achieve the General Plan Vision and Goals
- Communicate Clearly, Fairly and Professionally

Metrics for Success:

Ongoing

WORK PROGRAM ITEM A22

Major Project/Program Title: Regional Planning Programs (SANDAG)

Scope of Service:

As the second largest City in the San Diego region and one of the major partners in responding to regional growth demands over the next 30 years, Chula Vista has an important role to play in regional planning and governance through the San Diego Association of Governments (SANDAG). With adoption of SANDAG's Regional Comprehensive Plan (RCP) SANDAG reaffirmed the importance in the relationship and cooperation between the regional agency and local government in addressing serious problems facing the region. Implementation of Smart Growth policy, integrated transit planning and infrastructure funding, and housing allocations are all being coordinated through SANDAG. There are significant physical and financial consequences inherent in these regional challenges.

We provide interdepartmental coordination and staff support and liaison for a variety of regional committees involving the housing, infrastructure and land planning. We provide review and comment on regional land use and infrastructure financing policy. The next five years is a significant opportunity for our City to shape a very bright future through these efforts.

Council Strategic Themes:



Department Strategic Goals:

- Achieve the General Plan Vision and Goals

Metrics for Success:

- Continue to receive Smart Growth Local Funding and adopt regional guidelines for future distributions by 2008
- Complete 1-5 Corridor Study by 2008 providing a basis for State funding for improvements
- Adoption of the updated Regional Transportation Plan by 2007, providing basis for local transportation funding
- Pilot Bus Rapid Transit service to Otay Ranch by 2010

WORK PROGRAM ITEM A23

Major Project/Program Title: Annexations

Scope of Service:

We respond to public inquiries and liaison with Local Agency Formation Commission (LAFCO) on their procedures when annexation questions arise. There are three significant areas that are pending in the future. They include the National City Boundary reconfiguration, Otay Ranch Village 13, and Otay River Valley/West Fairfield with the City of San Diego. Outside of these major initiatives, the City receives miscellaneous requests per year associated with individual development in areas within our current Sphere of Influence from individual property owners. Some of these are infrastructure driven and require coordination with Engineering and other service providers.

The city Manager's office is the lead on annexations.

Council Strategic Themes



Department Strategic Goals:

Achieve the General Plan Vision and Goals

Metrics for Success:

Ongoing

WORK PROGRAM ITEM A24

Major Project/Program Title: Miscellaneous GPU Amendments

Scope of Service:

Outside the anticipated large-scale applications, the City receives and is obligated to respond to requests for miscellaneous General Plan amendments each year. We process approximately three to five a year. The frequency of these may increase as we begin to refocus on infill redevelopment on the West Side.

Council Strategic Themes:



Department Strategic Goals:

Achieve the General Plan Vision and Goals

Metrics for Success:

Ongoing

OTAY RANCH COMMUNITY PLANNING

PURPOSE

Otay Ranch Community Planning is responsible for all development in the Master Planned Community. This section is involved in all aspects of development in these areas in the Eastern territories including coordination with regional interests and the creation of the land use plans, design guidelines neighborhood character concepts and environmental review. The Staff guides implementation of the community plans to ensure projects when constructed follow the principles of smart growth set forth in the planning stages.

CURRENT MAJOR PROJECTS/PROGRAMS

ID#	Title	Page
O1	Eastern Urban Center (SPA) Plan and (EIR)	O1
O2	University (SPA) Plan and (EIR)	O2
O3	Village 13 Annexation, Development Proposal, and (EIR)	O3
O4	2006 Otay Ranch General Development Permit (GDP) Amendments	O4
O5	Village Two SPA Plan	O5
O6	Village Eight and Nine SPA Plans	O6

ONGOING RESPONSIBILITIES

ID#	Title	Page
O7	Village Six, Seven and Eleven SPA Plan Implementation	O7

WORK PROGRAM ITEM O1

Major Project/Program Title: Eastern Urban Center Sectional Planning Area (SPA) Plan and Environmental Impact Report (EIR)

Scope of Service:

We will review and coordinate the processing for approval of the Sectional Planning Area (SPA) Plan and master tentative subdivision map for the Eastern Urban Center's (EUC's), the urban center of the Otay Ranch. The EUC will have a mixed-use core in addition to regional commercial and office uses, visitor serving commercial and 2900 multi-family dwelling units. The EUC will have ten districts with a grid system of streets. The process will include a master precise plan for the first two districts of the center. The scope will include the selection of a consultant to prepare the EIR and Public Facility Finance Plan (PFFP) and coordination of the review by other departments.

Council Strategic Themes:



Department Strategic Goals:

Ensure a Safe, Sustainable and Quality Community

Metrics for Success:

- Process SPA and EIR in 18 months: April 2006 to September 2007

WORK PROGRAM ITEM O2

**Major Project/Program Title: University Sectional Planning Area (SPA)
Plan and Environmental Impact Report (EIR)**

Scope of Service:

We will prepare, process and coordinate the SPA Plan and EIR for the University campus including university design plan, permits and construction. The University will have multiple higher educational partners offering under graduate and post graduate degrees to 18,000 students from both sides of the international boarder The scope will include the selection of a consultant to prepare the Public Facility Finance Plan and coordination of the review by other departments of the PFFP.

Council Strategic Themes:



Department Strategic Goals:

Ensure a Safe, Sustainable and Quality Community

Metrics for Success:

- On going through 2020
- 24 months from inception of SPA plan, estimated July 2006 to June 2008

WORK PROGRAM ITEM O3

Major Project/Program Title: Village 13 Annexation, Development Proposal and Environmental Impact Report (EIR)

Scope of Service:

Under the leadership of the City Manager's office, we will coordinate the Sphere of Influence Update and annexation of the Village 13 into the City. We will also process and coordinate the Sectional Planning Area (SPA) Plan and the Environmental Impact Report (EIR) review for the resort village, including the village design plan. The Resort Village is set to have 2,066 dwelling units with hotel and other activities for visitors. The scope will include the selection of a consultant to prepare the Public Facility Finance Plan and coordination of the review by other departments of the PFFP.

Council Strategic Themes:



Department Strategic Goals:

Ensure a Safe, Sustainable and Quality Community

Metrics for Success:

- 30 months from inception of sphere update e to approval of SPA Plan and annexation of resort village to the City with uncertain start date.

WORK PROGRAM ITEM O4

Program or Project Title: 2006 Otay Ranch General Development Permit (GDP) Amendments

Scope of Service:

JPB Development (Jim Baldwin) has recently acquired vacant land within the Otay Ranch project area from the Birch Foundation and Jewels of Charity. These lands include areas within the boundaries of Villages 3, 4, 8, 9, and 10, and include portions of the proposed university site. The City is negotiating land dedication associated with the University site and if successful, it will require a General Plan and an Otay Ranch General Development Plan Amendments along with any development agreement outcomes. Land Use Planning to support these acquisition efforts is also required. The Amendments will require the preparation of an Environmental Impact Review (EIR), so the project will include processing and coordination of an EIR.

Council Strategic Themes:



Department Strategic Goals:

Ensure a Safe, Sustainable and Quality Community

Metrics for Success:

- 24 months to process General Development Permit entitlements – estimate June 2006 to April 2008

WORK PROGRAM ITEM O5

Program or Project Title: Village Two Sectional Planning Area (SPA) Plan

Scope of Service:

We will review and process the Village Core Master Precise Plan. We will further review and process for approval design review applications for the thirty single and multi-family neighborhood development plans for the projects in Village Two. Subsequently, we will process revised Tentative Map and Sectional Planning Area (SPA) Plan Amendments for the Village. Plan and assure building permit applications are consistent with design review approval. We are responsible for reviewing final maps, grading and improvement plans for consistency with the tentative map.

Council Strategic Themes



Department Strategic Goals:

Ensure a Safe, Sustainable and Quality Community

Metrics for Success:

- Ongoing for the next four years.

WORK PROGRAM ITEM O6

Program or Project Title: Village Eight and Nine Sectional Planning Area (SPA) Plans

Scope of Service:

We are responsible for processing and coordinating the SPA Plan and master tentative map review for Villages Eight and Nine including village design plan. The SPA Plans will include the 1500 unit Village Eight Town Center and the 2400 unit Village Nine Town Center. The Town Centers will have mixed-use cores that incorporate the pedestrian oriented Town Center arterial streets. The scope will include the selection of a consultant to prepare the Public Facility Finance Plan and coordination of the review by other departments of the PFFP.

Council Strategic Themes:



Department Strategic Goals:

Ensure a Safe, Sustainable and Quality Community

Metrics for Success:

- 24 months to process Village 8 and 9 SPA Plans– estimated July 2006 to June 2008.

WORK PROGRAM ITEM O7

Program or Project Title: Village Six, Seven and Eleven Sectional Planning Area (SPA) Plan Implementation

Scope of Service:

On an ongoing basis, we oversee the Village 11 developer, BSO, and are anticipating that we will amend the Village 11 SPA Plan to relocate the Town Square Park and review the approval of design review application for a church on the adjacent CPF site. We are also responsible for review and approval of design review applications for development plans for the mixed-use projects in the Villages. Assuring consistency between the building permit, improvement plans, and construction documents and design review approval in Villages Six, Seven and Eleven is an ongoing function.

Council Strategic Themes:



Department Strategic Goals:

Ensure a Safe, Sustainable and Quality Community

Metrics for Success:

- On-going through build -out of the villages, estimated through Winter of 2007

DEVELOPMENT PLANNING

PURPOSE

Development Planning is the primary interface with the public for all required land use and design review permits outside of Otay Ranch. The Development Planning Section consistently reviews over 100 Land Development Permits per year for consistency with Development Regulations and CEQA.

CURRENT MAJOR PROJECTS/PROGRAMS

ID#	Title	Page
DP1	KOA Specific Plan	DP1
DP2	Sweetwater School District Development Program	DP2
DP3	Tamarindo Development Proposal	DP3
DP4	Olympic Training Center Housing	DP4
DP5	Bonita Glen Specific Plan Amendment	DP5
DP6	Check Cashing Ordinance	DP6
DP7	Second Unit Ordinance	DP7
DP8	Mixed-use Interim Ordinance	DP8
DP9	Planner's Manual	DP9
DP10	Customer Service Threshold Standards	DP10
DP11	Process Streamlining: Rapid Review (Intake/ Routing)	DP11
DP12	Process Streamlining (Project Processing)	DP12
DP13	Historic Preservation Program Development	DP13
DP14	Zoning Code, Local Coastal Program and Zoning Map Update and Maintenance	DP14
DP15	Design Manual Update	DP15
DP16	Landscape Manual Update	DP16

DEVELOPMENT PLANNING

ONGOING RESPONSIBILITIES

ID#	Title	Page
DP17	Staff Training	DP17

WORK PROGRAM ITEM DP1

Program or Project Title: KOA Specific Plan

Scope of Service:

The project involves the development of 3 contiguous parcels totaling 62 acres, located at the southwest quadrant of I-805 and State route 54. The primary access is planned from 2nd avenue by realigning the existing KOA entrance to the condo project across 2nd avenue. A secondary entrance, for emergency only, will be proposed via Las Flores to the south. The proposed project is residential with 450-600 attached and detached units, and a 10-acre community park with additional 4 acres of pocket parks throughout the project.

We will process entitlements that may include: 1) General Plan Amendment; 2) Rezone/Specific Plan; 3) Precise Plan; 4) Tentative Map; 5) Design Review. An EIR will be required for the project.

Community Development Department acts as team leader for processing the project.

Council Strategic Themes:



Department Strategic Goals:

Ensure a Safe, Sustainable and Quality Community

Metrics for Success:

Refer to Community Development Strategic Plan.

- Significant contribution towards the 15-20 acre community park identified in the draft Urban Core Plan.
- 15% of the units developed will be affordable (5% over inclusionary policy)
- The project will be a well designed neighborhood, integrated and compatible with the existing neighborhood and providing an improved "Gateway" image

WORK PROGRAM ITEM DP2

Program or Project Title: Sweetwater School District Development Program

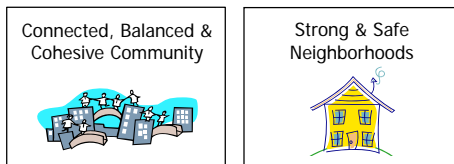
Scope of Service:

The project involves a cooperative agreement between the City and School District to process General Plan Amendments and Rezonings for several properties within western Chula Vista that the SUHSD has identified as revenue parcels linked to their business plan. Each of the sites is listed below. Potential development disposition for these sites is important to relocation of the district's administrative offices and in finding a new corporation yard site for buses. Working with the district could result in the provision of future parkland for the City. We will process entitlement applications expected to be proposed for five separate properties:

- 1) L Street – Rezone property from IL to RH
 - 2) 5th Avenue – Rezone property from R-2 to R-3
 - 3) Moss Street – Rezone from R-1 to R-2P
- Third Avenue – Mixed-use development
Fourth Avenue – new high school facility

Community Development Department acts as team leader for processing the project.

Council Strategic Themes:



Department Strategic Goals:

Ensure a Safe, Sustainable and Quality Community

Metrics for Success:

Refer to Community Development Strategic Plan

WORK PROGRAM ITEM DP3

Program or Project Title: Tamarind Development Proposal

Scope of Service:

This project is pending application and involves the development of approximately 2.12 acres on the south side of Tamarindo Street between Range Avenue and Main Street. The conceptual design consists of a duplex product with 26 dwelling units at a density of approximately 11.8 dwelling units per acre.

We will process entitlements which may include: 1) General Plan amendment; 2) Zone Change from R-1, Single Family Residential to R-2P, Residential Two-family Dwelling, Precise Plan; 3) Precise Plan 4) Design Review; and 5) Tentative Subdivision Map to subdivide the property into individual condominium ownership. A Mitigated Negative Declaration would likely be required for this project.

Council Strategic Themes:



Department Strategic Goals:

Ensure a Safe, Sustainable and Quality Community

Metrics for Success:

- Entitlements received in eight months from submittal date.

WORK PROGRAM ITEM DP4

Program or Project Title: Olympic Training Center (OTC) Housing

Scope of Service:

This project involves the construction of affordable housing units within the OTC. The OTC is located at the eastern terminus of Olympic Parkway within the Eastlake III planned community.

We will process entitlements which may include: 1) General Development Plan amendment; 2) Amendments to the adopted SPA and associated regulatory documents; and 3) Design Review. A Mitigated Negative Declaration will most likely be required for this project.

Council Strategic Themes:



Department Strategic Goals:

Ensure a Safe, Sustainable and Quality Community

Metrics for Success:

- Entitlements to be received 12 months after submittal.

WORK PROGRAM ITEM DP5

Program or Project Title: Bonita Glen Specific Plan Amendment

Scope of Service:

This pending project involves the development of approximately 4.8 acres in the vicinity of Bonita Road and I-805 (west side). This is a proposal for an assisted Senior Living facility that will include a range of living options for seniors only.

We will process requested entitlements that may involve: 1) General Plan Amendment; 2) Specific Plan Amendment; 3) Some changes from CC-P TO R-3; 4) Design Review; and 5) Tentative Subdivision Map. An environmental assessment would be required to determine the type of Environmental document required for this project.

Council Strategic Themes:



Department Strategic Goals:

Ensure a Safe, Sustainable and Quality Community

Metrics for Success:

- Entitlements to be received 12 months after submittal.

WORK PROGRAM ITEM DP6

Program or Project Title: Check Cashing Ordinance

Scope of Service:

This legislation is an outgrowth of City Council Urgency Ordinance and involves an amendment to the Zoning Ordinance that would incorporate the requirement for check cashing/deferred deposit businesses to obtain a CUP when wanting to locate in certain zones, and would impose defined performance standards on such businesses. The added standards would address such issues as distance between subject businesses so there won't be an over-concentration, video cameras, security conscious design features such as lighting, limited hours of operation, graffiti removal within a specified time, no outside pay phones, etc.

Once completed, the amended Zoning Ordinance will include the requirement for a CUP for the subject businesses in specified zones and required performance standards.

Council Strategic Themes:



Department Strategic Goals:

Ensure A High Quality, Safe and Sustainable Community

Metrics for Success:

- Ordinance slated for adoption in 2006
- Redistribution, reduction and higher security of Check Cashing Establishments
- Higher variety of storefronts and services in Redevelopment Project Areas

WORK PROGRAM ITEM DP7

Program or Project Title: Second Unit Ordinance

Scope of Service:

This ordinance consists of an amendment to the previously adopted Accessory Second Dwelling Unit ordinance, and is intended to incorporate additional property development standards to mitigate citizens' concerns. The added standards would address ASDU relationship with existing adjacent structures (privacy factor), size of unit as it relates to lot and existing house size, design criteria to insure a better fit within the lot and in the surrounding community and other related components.

Once completed, the Ordinance should include three components: Development standards, design criteria and approval procedural guide.

Council Strategic Themes:



Department Strategic Goals:

Ensure a Safe, Sustainable and Quality Community

Metrics for Success:

- Ordinance slated for adoption on 2006
- Increased neighborhood compatibility for second dwelling units in established Chula Vista neighborhoods.

WORK PROGRAM ITEM DP8

Program or Project Title: Mixed Use Interim Ordinance

Scope of Service:

In the last four to five years, the city has processed several mixed-use projects with somewhat mixed results using our current mixed commercial-residential zoning. The Zoning Code Update will address the different mixed-use types and unique aspects of developing mixed-use projects. However, the Zoning Code Update will take 18 months to 2 years months to complete. An interim ordinance for these types of projects could assist staff and project proponents understand the city's goals and objectives with regard to these types of uses.

To formulate the interim ordinance, we will define in more detailed the three types of mixed-use projects prescribed in the General Plan update. We will also contact other cities, hold meetings with the decision makers and planning groups and consult professional in the field to obtain early input and policy direction. The final product could be re-evaluated by the Zoning Code Update team at a later date for consistency with the rest of the code.

Council Strategic Themes:



Department Strategic Goals:

Ensure a Safe, Sustainable and Quality Community

Metrics for Success:

- Economic incentive for attractive and compatible mixed-use development in locations provided in the General Plan.

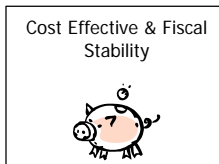
WORK PROGRAM ITEM DP9

Program or Project Title: Planners Manual

Scope of Service:

This is a complete procedural guide of how to process all types of planning projects. The manual is an important tool to train new planners and also provide a uniform process for handling the variation in the statutory process for different entitlements.

Council Strategic Themes:



Department Strategic Goals:

- Responsible & Professional Customer Relations
- Communicate openly, fairly & professionally

Metrics for Success:

- Update by Winter 07'
- Reduced Cycle times on permit processing
- Improved cost recovery
- Encourage economic investment through predictability and efficiency

WORK PROGRAM ITEM DP10

Program or Project Title: Customer Service Threshold Standards

Scope of Service:

Customer satisfaction when working with City staff is an extremely high priority. Establishing and implementing performance standards that either enhance current, or ensure continued, exceptional levels of customer service is essential. The objective is to make everyone's visit to City hall informative and pleasant. With customer service thresholds that are well understood by the City staff who work the front counter and who do the behind-the-scenes work, the public's perception of City staff will be very positive.

Council Strategic Themes:



Department Strategic Goals:

Promote Responsive and Professional Customer Relations

Metrics for Success:

Customer Service Thresholds: Refer to Attachment A

WORK PROGRAM ITEM DP11

Program or Project Title: Process Streamlining: Rapid Review (Intake/Routing)

Scope of Service:

The Rapid Review Program has been established to process planning applications in an expeditious manner. The Program divided in three phases. 1) application intake and distribution; 2) project evaluation and comments; and 3) report format, content and presentation to boards and commissions.

We activated Phase I this year and are working on the second and third phase. Once the program is completed applications should substantially faster and more efficiently. An “Expedited Process Team” will be a source of additional revenues for the City.

The intent of Process Streamlining is to save the applicant as much as 30 days in the processing of their discretionary project once submitted to the City. The Program divided into two phases: 1) Rapid Review meetings with the applicant for project application intake and distribution; and 2) project evaluation/comment, report format, content and presentation to boards and commissions (see Work Program Item DP12).

Our front counter staff who provide the initial zoning information to the applicant, respond to any subsequent inquiries regarding the conceptual project, assist the applicant at the Rapid Review meeting to ensure the project’s required contents are complete (i.e., all information is available for the project planner to review regardless of whether it is correct or not), and then to route the project to various City departments and outside agencies within 24 hours.

Council Strategic Themes:



Department Strategic Goals:

Promote Responsive and Professional Customer Relations

Metrics for Success:

Customer Service Thresholds, Refer to Appendix A

WORK PROGRAM ITEM DP12

Program or Project Title: Process Streamlining (Project Processing)

Scope of Service:

This streamlining measure involves our project planners who reviews projects for compliance with applicable regulations and development standards, compiling comments from other departments and outside agencies, and preparation and presentation of the staff recommendations to the appropriate decision making bodies. New performance standards and cycle times for each type of permit have been established to increase predictability and efficiency and retain our reputation as the best customer serving Planning and Building Department in San Diego County

Council Strategic Themes:



Department Strategic Goals:

Promote Responsive and Professional Customer Relations

Metrics for Success:

Customer Service Thresholds, Refer to Appendix A

WORK PROGRAM ITEM DP13

Program or Project Title: Historic Preservation Program Development

Scope of Service:

Pursuant to City Council direction, we are developing a comprehensive Historic Preservation Program to include the following components:

- Strategic Plan Evaluation Report
- Historic Preservation Ordinance
- Proposal for a Qualified Preservation Review Board
- Proposal for survey process
- Certified Local Government Application request
- CEQA protocols
- Implementation Program

Currently over 30 homes are participating in the City's preservation incentive program. This program will help eliminate many structures from the current CEQA requirement that they be analyzed case-by-case for their historic potential, saving Westside developer's time and cost.

Council Strategic Themes:



Department Strategic Goals:

Ensure a Safe, Sustainable and Quality Community

Metrics for Success:

- City Council adoption of the ordinance and program by Spring 2008
- Double the number of historic landmarks on our inventory by 2010
- Increase certainty in Westside private investment and redevelopment
- Rehabilitation of prominent landmarks like the El Primero Hotel promotes tourism and attracts other private investment

WORK PROGRAM ITEM DP14

Program or Project Title: Zoning Code, Local Coastal Program and Map Update

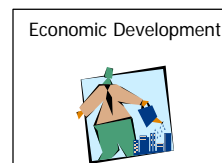
Scope of Service:

The City's police power to divide the city into districts and to prescribe regulations pertaining to the height and bulk of buildings and the use to which they are put is contained in the zoning ordinance. Chula Vista's Euclidian-style Zoning Ordinance, first established in 1964 and partially amended many times since, no longer fits all areas of the community and forwards all policies of the General Plan Update. The zoning ordinance requires update to meet new trends in the private market as well as new policies adopted by the City Council. Many areas of the city are being implemented through specific plan and not only through standard zoning. However, many areas of the community will continue to rely solely on zoning, and some may better be regulated through Form code, others through standard Euclidian zoning.

Concurrent with the Zoning Ordinance Update, it will be necessary to revise the Local Coastal Program and Plan to be consistent. We will work cooperatively with the California Coastal Commission to complete this update.

The zoning map update effort is primarily to incorporate the master plan community land use designation on the zoning map and correct any discrepancies that the Zoning Map may have. In addition, this effort would be coordinated with the General Plan Implementation program to insure accurate information on the map at all times. The task involves Planning and GIS staff. Once completed, the Planned Community District Regulations would be represented on this map.

Council Strategic Themes:



Department Strategic Goals:

Ensure a Safe, Sustainable and Quality Community

Metrics for Success:

- Work Program adoption Winter 2007
- Draft Amendments Spring 2008.

WORK PROGRAM ITEM DP15

Program or Project Title: Design Manual Update

Scope of Service:

The City Design Manual was formulated to guide the development of western Chula Vista infill multifamily, commercial and residential project. The proposed General Plan amendment introduces new land use designations that the City did not have before. Consequently, after the adoption of the General Plan Update, we will update the Design Manual to address new development trends and changes in the different regulatory requirements, including new Police, Fire and Waste Management design techniques and facility requirements. This will increase certainty for private investors.

Council Strategic Themes:



Department Strategic Goals:

Ensure a Safe, Sustainable and Quality Community

Metrics for Success:

- Adoption Spring 2009

WORK PROGRAM ITEM DP16

Program or Project Title: Landscape Manual Update

Scope of Service:

The City Landscape Manual was formulated to guide the development of western Chula Vista infill multifamily, commercial and residential project. However, the proposed General Plan Update introduces new land use designations and land use concepts that the City did not have before. Consequently, after the adoption of the General Plan Update, this manual needs to be updated to address new development trends and changes in the different regulatory requirements, including new Police, Fire and Waste Management design techniques and facility requirements. This program will increase certainty for private investors.

Council Strategic Themes:



Department Strategic Goals:

Ensure a Safe, Sustainable and Quality Community

Metrics for Success:

- Adoption Spring 2009

WORK PROGRAM ITEM DP17

Major Project/Program Title: Staff Training

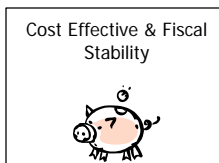
Scope of Service:

Retention of well-trained DST's is an extremely high priority. A well-trained DST working on the front counter will save Chula Vista residents and commercial developers time and money when completing their home remodeling or commercial project. A well-trained DST working the front counter will also enhance the City's image. We are the customer's first impression. Our aim is to provide timely, adequate, clear and consistent information on all planning and building matters and a high level of customer service and courtesy. A training program has been developed to achieve this objective.

Our planners also participate in an ongoing training program consisting of monthly workshops on a variety of topics. These workshops examine the applicability of new planning methods, practice and standards to the facts and analysis of situations we customarily face in our day-to-day work.

Our planner's are encouraged to attain AICP professional certification and an in-house program is designed to reward planners that achieve core knowledge in certain aspects of planning, or for achievement and innovation when working on projects. The training programs for DST's and Planners have been conducted for almost a year, and we will restructure them to achieve the objectives in this document and the Strategic Plan.

Council Strategic Themes:



Department Strategic Goals:

Ensure a Safe, Sustainable and Quality Community

Metrics for Success:

Ongoing.